

013.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

900,500 / 900,500

USE VALUE:

900,500 / 900,500

ASSESSED:

900,500 / 900,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48-50		MARGARET ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KENNEDY NANCY M/TRUSTEE	
Owner 2: 48-50 MARGARET ST TRUST	
Owner 3:	

Street 1: 50 MARGARET ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KENNEDY ALFRED R -

Owner 2: -

Street 1: 48 MARGARET ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,155 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 2150 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			SCUTTLE.													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units: 2													
Color: GREY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Frl:	Rating:			Other													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper													
Grade: C - Average				<b>CONDO INFORMATION</b>				Lvl 2													
Year Blt: 1926	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals RMS: 10 BRs: 4 Baths: 2 HB													
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				Interior:		2	5	2									
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 4 - Carpet				Override:				Baths:													
Sec Floors:		%		Total: 26.4 %				Plumbing:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 170.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.13837206				General:													
Electric: 3 - Typical				Const Adj.: 0.97029907				Totals													
Insulation: 2 - Typical				Adj \$ / SQ: 187.775				2	10	4											
Int vs Ext: S				Other Features: 106000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC:			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 598978																	
% Com Wall:	% Sprinkled:			Depreciation: 158130																	
				Depreciated Total: 440848				WtAv\$/SQ:	AvRate:	Ind.Val											
							Juris. Factor:		Before Depr:	187.78											
							Special Features: 0		Val/Su Net:	112.28											
							Final Total: 440800		Val/Su SzAd:	205.02											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 013.0-0001-0012.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:				Total Special Features:			Total:									